

WHEN RECORDED, RETURN TO:

MREC DAI SANTORINI, LLC
c/o Bryan Flamm
1099 West South Jordan Parkway
South Jordan, Utah 84095

11881672
7/16/2014 10:53:00 AM \$177.00
Book - 10245 Pg - 7411-7414
Gary W. Ott
Recorder, Salt Lake County, UT
ADVANCED TITLE SLC
BY: eCASH, DEPUTY - EF 4 P.

**CERTIFICATE OF FIRST AMENDMENT TO
AMENDED & RESTATED
DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR SANTORINI VILLAGE**

THIS CERTIFICATE OF FIRST AMENDMENT TO AMENDED & RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SANTORINI VILLAGE ("First Amendment") is made and entered into as of the 15 day of July 2014, by MREC DAI SANTORINI LLC, a Delaware limited liability company ("Declarant").

Recitals

A. Santorini Village (the "Project") comprises the real property located in Salt Lake County, Utah, described with particularity in Exhibit A attached hereto and incorporated herein.

B. The Amended & Restated Declaration of Covenants, Conditions, Easements and Restrictions for Santorini Village (the "Declaration") was recorded December 20, 2013, as Entry No. 11778509, at Book 10200, Pages 6092 *et seq.*, in the office of the Salt Lake County Recorder. Each capitalized term used in this First Amendment shall have the same meaning as is ascribed to such capitalized term in the Declaration, unless otherwise provided for herein.

C. This First Amendment has been adopted by the Declarant pursuant to authority reserved by Declarant pursuant to Section 18.3 of the Declaration.

Amendment

NOW, THEREFORE, the Declarant hereby declares, certifies, covenants and agrees as follows:

1. Townhome Unit Window Coverings. The following is inserted into the Declaration as new Sections 20.4.6, 20.4.7 and 20.4.8, and, to the extent that such Sections conflict with Section 4.2.19 of the Declaration, the following new Sections 20.4.6 and 20.4.7 shall control insofar as such provisions apply to the Townhome Units:

20.4.6 Only white curtains, drapes, shutters or blinds may be installed as permanent window coverings. No aluminum foil, paint, newspaper, stickers or similar coverings deemed to be inappropriate for a window covering shall be applied to the windows or doors of any Townhome Unit. Unit Owners may use plain clean white sheets to cover windows after the close of escrow pending the installation of curtains, drapes, shutters or other

appropriate interior window coverings up to 60 days from the close of escrow. Window awnings are not permitted. Exterior window treatments are not permitted.

20.4.7 Window tinting requests will be considered by the DRC. However, mirror finishes will not be approved. **NOTE:** Most failures of dual-glazed units are due to "moisture" condensation that can be traced to the presence of tinted film on the inside of the glass. The deflection caused by the tinted film creates heat build-up and consequent expansion within the airspace of the dual unit, and destroys the butyl seal. Water vapor is thus admitted and condenses between the panes. In addition, cracking of the windowpanes may occur. Neither the window manufacturer nor the Declarant will be responsible for replacement of dual glazed windows should window tinting be applied.

20.4.8 Only patio furniture in good condition is permitted on a front porch. Items including, but not limited to barbecues, toys, bikes, indoor furniture are not permitted on a front porch.

2. No Further Amendment. To the extent the terms of this First Amendment modify or conflict with any provisions of the Declaration, the terms of this First Amendment shall control. All other terms of the Declaration not modified by this First Amendment shall remain the same.


IN WITNESS WHEREOF, the undersigned has executed this First Amendment as of the day and year first above written.

DECLARANT:

MREC DAI SANTORINI, LLC, a Delaware limited liability company

By: Santorini Village, LLC, a Utah limited liability company, its Manager

By: DAI Managers, LLC, a Utah limited liability company, its Manager

By:  _____
Bryan J. Flamm, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15 day of July, 2014, by Bryan J. Flamm, as Manager of DAI Managers, LLC, which is the Manager of Santorini Village, LLC, which is the Manager of MREC DAI Santorini, LLC.


Notary Public

My Commission Expires: 7-10-17

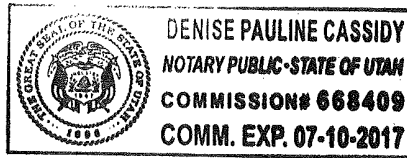


EXHIBIT A

Legal Description

The Property is located in South Jordan City, Salt Lake County, State of Utah, and is more particularly described as follows:

BOUNDARY DESCRIPTION:

COMMENCING AT THE CENTER QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°02'55" WEST, ALONG THE SECTION LINE, A DISTANCE OF 494.94 FEET; THENCE, WEST, A DISTANCE OF 53.00 FEET TO THE WESTERLY SIDELINE OF REDWOOD ROAD (106.00 FEET WIDE) AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, SOUTH 89°55'42" WEST, A DISTANCE OF 107.00 FEET; THENCE, SOUTH 00°02'55" EAST, A DISTANCE OF 110.00 FEET; THENCE, SOUTH 89°55'42" WEST, A DISTANCE OF 104.00 FEET; THENCE, SOUTH 00°02'55" EAST, A DISTANCE OF 110.00 FEET; THENCE, SOUTH 89°55'42" WEST, A DISTANCE OF 468.81 FEET; THENCE, SOUTH 0°02'55" EAST, A DISTANCE OF 237.71 FEET, TO THE NORTH SIDELINE OF 9800 SOUTH STREET; THENCE, SOUTH 89°58'45" WEST, ALONG SAID SIDELINE, A DISTANCE OF 55.00 FEET, TO THE EAST LINE OF LOT 3, CARRINGTON COURT SUBDIVISION, RECORDED IN BOOK 2006P AT PAGE 382, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE, NORTH 0°02'55" WEST, ALONG SAID EAST LINE, A DISTANCE OF 237.66 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE, SOUTH 89°55'42" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 427.02 FEET; THENCE, NORTH, A DISTANCE OF 91.43 FEET; THENCE, WEST, A DISTANCE OF 59.24 FEET; THENCE, NORTH, A DISTANCE OF 215.00 FEET; THENCE, WEST, A DISTANCE OF 135.00 FEET; THENCE, NORTH A DISTANCE OF 95.00 FEET; THENCE, WEST, A DISTANCE OF 48.72 FEET; THENCE, NORTH, A DISTANCE OF 149.14 FEET TO A POINT ON THE SOUTH LINE OF POWELL ESTATES NO.2 SUBDIVISION, RECORDED IN BOOK FF AT PAGE 32, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE, NORTH 89°57'31" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF POWELL ESTATES NO. 1 SUBDIVISION, RECORDED IN BOOK DD AT PAGE 78, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A DISTANCE OF 1107.30 FEET, TO THE SOUTHEAST CORNER OF LOT 117, OF SAID POWELL ESTATES NO. 1 SUBDIVISION; THENCE, NORTH 00°02'29" WEST, ALONG THE EAST LINE OF SAID LOT 117, A DISTANCE OF 198.00 FEET, TO THE NORTHEAST CORNER THEREOF AND THE SOUTH SIDELINE OF 9640 SOUTH STREET (50.00 FEET WIDE); THENCE, NORTH 89°57'31" EAST, ALONG SAID SOUTH SIDELINE, A DISTANCE OF 297.00 FEET, TO THE WEST SIDELINE OF REDWOOD ROAD; THENCE, SOUTH 00°02'55" EAST, ALONG SAID WEST SIDELINE, A DISTANCE OF 528.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.074 ACRES MORE OR LESS